

City of Charleston

The Neck Redevelopment Planning

Profile of Selected Social Characteristics – Table 2

Geographic Area: Census Tracts 44 & 45 ----- Data Set: US Census Bureau, Census 2000 Summary File 3 (SF 3) - Sample Data

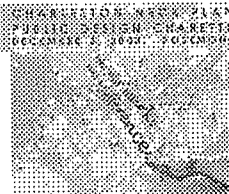
Subject	Number	%	City %			
SCHOOL ENROLLMENT				NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school	1,008	100.0	100.0	Total population	3,728	100.0
Nursery school, preschool	63	6.3	5.3	Native	3,708	99.5
Kindergarten	78	7.7	4.3	Born in United States	3,708	99.5
Elementary school (grades 1-8)	574	56.9	29.0	State of residence	3,283	88.1
High school (grades 9-12)	218	21.6	14.3	Different state	425	11.4
College or graduate school	75	7.4	47.2	Born outside United States	0	0.0
EDUCATIONAL ATTAINMENT				Foreign born	20	0.5
Population 25 years and over	2,247	100.0	100.0	Entered 1990 to March 2000	0	0.0
Less than 9th grade	319	14.2	5.1	Naturalized citizen	13	0.3
9th to 12th grade, no diploma	719	32.0	11.2	Not a citizen	7	0.2
High school graduate (includes equivalency)	625	27.8	19.8	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	396	17.6	20.1	Total (excluding born at sea)	21	100.0
Associate degree	76	3.4	6.4	Europe	6	28.6
Bachelor's degree	99	4.4	23.6	Asia	0	0.0
Graduate or professional degree	13	0.6	13.9	Africa	0	0.0
Percent high school graduate or higher	53.8	(X)	83.7	Oceania	0	0.0
Percent bachelor's degree or higher	5.0	(X)	37.5	Latin America	15	71.4
MARITAL STATUS				Northern America	0	0.0
Population 15 years and over	2,748	100.0	100.0	LANGUAGE SPOKEN AT HOME		
Never married	1,140	41.5	40.2	Population 5 years and over	3,420	100.0
Now married, except separated	718	26.1	40.0	English only	3,368	98.5
Separated	230	8.4	3.2	Language other than English	52	1.5
Widowed	453	16.5	7.9	Speak English less than very well	32	0.9
Female	359	13.1	6.4	Spanish	12	0.4
Divorced	207	7.5	8.8	Speak English less than very well	5	0.1
Female	91	3.3	5.5	Other Indo-European languages	13	0.4
GRANDPARENTS AS CAREGIVERS				Speak English less than very well	0	0.0
Grandparent living in household with one or more own grandchildren under 18 years	144	100.0	100.0	Asian and Pacific Island languages	27	0.8
Grandparent responsible for grandchildren	90	62.5	50.7	Speak English less than very well	27	0.8
VETERAN STATUS				ANCESTRY (single or multiple)		
Civilian population 18 years and over	2,577	100.0		Total population	3,728	100.0
Civilian veterans	323	12.5	13.2	Total ancestries reported	2,656	71.2
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				Arab	0	0.0
Population 5 to 20 years	1,007	100.0		Czech1	0	0.0
With a disability	88	8.7	8.7	Danish	0	0.0
Population 21 to 64 years	1,697	100.0		Dutch	0	0.0
With a disability	587	34.6	18.1	English	40	1.1
Percent employed	35.9	(X)		French (except Basque)1	29	0.8
No disability	1,110	65.4	81.9	French Canadian1	5	0.1
Percent employed	54.0	(X)		German	30	0.8
Population 65 years and over	510	100.0		Greek	0	0.0
With a disability	231	45.3	44.5	Hungarian	0	0.0
RESIDENCE IN 1995				Irish1	15	0.4
Population 5 years and over	3,420	100.0	100.0	Italian	9	0.2
Same house in 1995	2,002	58.5	45.9	Lithuanian	0	0.0
Different house in the U.S. in 1995	1,401	41.0	52.1	Norwegian	0	0.0
Same county	1,117	32.7	26.0	Polish	0	0.0
Different county	284	8.3	26.0	Portuguese	0	0.0
Same state	122	3.6	8.6	Russian	0	0.0
Different state	162	4.7	17.4	Scotch-Irish	0	0.0
Elsewhere in 1995	17	0.5	2.0	Scottish	24	0.6
				Slovak	0	0.0
				Subsaharan African	79	2.1
				Swedish	0	0.0
				Swiss	0	0.0
				Ukrainian	0	0.0
				United States or American	35	0.9
				Welsh	0	0.0
				West Indian (excluding Hispanic groups)	34	0.9
				Other ancestries	2,356	63.2



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Demographic Profile



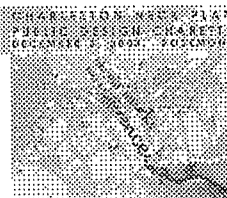
City of Charleston

The Neck Redevelopment Planning

Profile of Selected Economic Characteristics - Table 3

Geographic Area: Census Tracts 44 & 45 Data Set: US Census Bureau, Census 2000 Summary File 3 (SF 3) - Sample Data

Subject	Number	%	City %			
EMPLOYMENT STATUS						
Population 16 years and over	2,659	100.0	100.0			
In labor force	1,103	41.5	62.2			
Civilian labor force	1,103	41.5	61.4			
Employed	937	35.2	57.4			
Unemployed	166	6.2	4.1			
Percent of civilian labor force	23.6	0.9	6.6			
Armed Forces	0	0.0	0.8			
Not in labor force	1,556	58.5	37.8			
Females 16 years and over						
In labor force	610	38.5	57.6			
Civilian labor force	610	38.5	57.5			
Employed	496	31.3	54.2			
COMMUTING TO WORK						
Workers 16 years and over	928	100.0	100.0			
Car, truck, or van -- drove alone	490	52.8	73.5			
Car, truck, or van -- carpooled	226	24.4	11.6			
Public transportation (including taxicab)	174	18.8	3.6			
Walked	14	1.5	6.6			
Other means	24	2.6	2.0			
Worked at home	0	0.0	2.7			
Mean travel time to work (minutes)	(23.6)	(X)	(20.1)			
Employed civilian population 16 years and over						
	937	100.0	100.0			
OCCUPATION						
Management, professional, and related occupations	144	15.4	40.5			
Service occupations	282	30.1	19.1			
Sales and office occupations	239	25.5	25.9			
Farming, fishing, and forestry occupations	7	0.7	0.4			
Construction, extraction, and maintenance occupations	159	17.0	6.8			
Production, transportation, and material moving occupations	106	11.3	7.3			
INDUSTRY						
Agriculture, forestry, fishing and hunting, and mining	7	0.7	0.4			
Construction	102	10.9	6.2			
Manufacturing	41	4.4	5.2			
Wholesale trade	20	2.1	2.4			
Retail trade	126	13.4	12.6			
Transportation and warehousing, and utilities	79	8.4	3.8			
Information	7	0.7	2.5			
Finance, insurance, real estate, and rental and leasing	26	2.8	6.3			
Professional, scientific, management, administrative, and waste management services	73	7.8	10.4			
Educational, health and social services	212	22.6	25.7			
Arts, entertainment, recreation, accommodation and food services	151	16.1	14.9			
Other services (except public administration)	81	8.6	4.7			
Public administration	12	1.3	4.9			
CLASS OF WORKER						
Private wage and salary workers	698	74.5	72.0			
Government workers	148	15.8	21.8			
Self-employed workers in own not incorporated business	75	8.0	5.9			
Unpaid family workers	16	1.7	0.3			
INCOME IN 1999						
Households	1,424	100.0	100.0			
Less than \$10,000	556	39.0	15.8			
\$10,000 to \$14,999	183	12.9	7.1			
\$15,000 to \$24,999	238	16.7	13.8			
\$25,000 to \$34,999	158	11.1	13.0			
\$35,000 to \$49,999	118	8.3	14.6			
\$50,000 to \$74,999	118	8.3	16.6			
\$75,000 to \$99,999	40	2.8	7.9			
\$100,000 to \$149,999	0	0.0	6.5			
\$150,000 to \$199,999	0	0.0	2.1			
\$200,000 or more	13	0.9	2.7			
Median household income (dollars)	14,208	(X)	35,295			
With earnings	822	57.7	78.1			
Mean earnings (dollars)	25,401	(X)	49,157			
With Social Security income	520	36.5	24.3			
Mean Social Security income (dollars)	7,318	(X)	10,899			
With Supplemental Security Income	169	11.9	4.3			
Mean Supplemental Security Income (dollars)	6,846	(X)	6,098			
With public assistance income	68	4.8	2.1			
Mean public assistance income (dollars)	5,368	(X)	2,971			
With retirement income	332	23.3	18.7			
Mean retirement income (dollars)	13,177	(X)	22,950			
Families						
Less than \$10,000	898	100.0	100.0			
\$10,000 to \$14,999	304	33.9	9.3			
\$15,000 to \$24,999	110	12.2	4.9			
\$25,000 to \$34,999	144	16.0	11.2			
\$35,000 to \$49,999	107	11.9	10.9			
\$50,000 to \$74,999	101	11.2	14.8			
\$75,000 to \$99,999	79	8.8	20.5			
\$100,000 to \$149,999	40	4.5	11.5			
\$150,000 to \$199,999	0	0.0	9.8			
\$200,000 or more	0	0.0	3.1			
Median family income (dollars)	13	1.4	3.9			
Per capita income (dollars)	16,888	(X)	48,705			
Median earnings (dollars):	9,585	(X)	22,414			
Male full-time, year-round workers	(X)	(X)	(X)			
Female full-time, year-round workers	(X)	(X)	(X)			
POVERTY STATUS IN 1999 (below poverty level)						
Families	375	100.0	100.0			
Percent below poverty level	41.8	(X)	13.3			
With related children under 18 years	315	(X)				
Percent below poverty level	69.4	(X)	20.6			
With related children under 5 years	145	(X)				
Percent below poverty level	67.9	(X)	24.7			
Families with female householder, no husband present						
Percent below poverty level	323	100.0				
With related children under 18 years	62.2	(X)	36.6			
Percent below poverty level	294	(X)				
With related children under 5 years	69.9	(X)	45.8			
Percent below poverty level	138	(X)				
Percent below poverty level	77.1	(X)	59.8			
Individuals						
Percent below poverty level	1,532	100.0				
18 years and over	45.0	(X)	19.1			
Percent below poverty level	859	(X)				
65 years and over	37.2	(X)	17.7			
Percent below poverty level	117	(X)				
Percent below poverty level	23.0	(X)	13.9			



City of Charleston

The Neck Redevelopment Planning

Profile of Selected Housing Characteristics – Table 4

Geographic Area: Census Tracts 44 & 45 ----- Data Set: US Census Bureau, Census 2000 Summary File 3 (SF 3) - Sample Data

Subject	Number	Percent	City %				
Total housing units	1,668	100.0	100.0	No telephone service	105	7.4	2.2
UNITS IN STRUCTURE				OCCUPANTS PER ROOM			
1-unit, detached	895	53.7	50.5	Occupied housing units	1,425	100.0	100.0
1-unit, attached	62	3.7	4.6	1.00 or less	1,358	95.3	97.6
2 units	152	9.1	7.2	1.01 to 1.50	35	2.5	1.6
3 or 4 units	100	6.0	9.3	1.51 or more	32	2.2	0.8
5 to 9 units	123	7.4	11.5	Specified owner-occupied units	465	100.0	100.0
10 to 19 units	147	8.8	7.1	VALUE			
20 or more units	145	8.7	8.6	Less than \$50,000	284	61.1	3.9
Mobile home	44	2.6	1.1	\$50,000 to \$99,999	98	21.1	23.6
Boat, RV, van, etc.	0	0.0	-	\$100,000 to \$149,999	62	13.3	28.7
YEAR STRUCTURE BUILT				\$150,000 to \$199,999	0	0.0	17.1
1999 to March 2000	8	0.5	2.9	\$200,000 to \$299,999	21	4.5	11.0
1995 to 1998	16	1.0	6.8	\$300,000 to \$499,999	0	0.0	8.0
1990 to 1994	19	1.1	6.6	\$500,000 to \$999,999	0	0.0	5.7
1980 to 1989	60	3.6	17.3	\$1,000,000 or more	0	0.0	1.9
1970 to 1979	312	18.7	15.9	Median (dollars)	44,759	(X)	139,700
1960 to 1969	408	24.5	14.7	MORTGAGE STATUS AND SELECTED			
1940 to 1959	633	37.9	17.9	MONTHLY OWNER COSTS			
1939 or earlier	212	12.7	17.9	With a mortgage	177	38.1	72.8
ROOMS				Less than \$300	0	0.0	0.4
1 room	54	3.2	1.9	\$300 to \$499	27	5.8	2.5
2 rooms	128	7.7	5.1	\$500 to \$699	70	15.1	7.3
3 rooms	193	11.6	11.5	\$700 to \$999	48	10.3	20.1
4 rooms	267	16.0	19.1	\$1,000 to \$1,499	24	5.2	24.1
5 rooms	418	25.1	17.3	\$1,500 to \$1,999	0	0.0	9.2
6 rooms	307	18.4	17.1	\$2,000 or more	8	1.7	9.1
7 rooms	165	9.9	13.0	Median (dollars)	680	(X)	1,104
8 rooms	78	4.7	7.8	Not mortgaged	288	61.9	27.2
9 or more rooms	58	3.5	7.3	Median (dollars)	285	(X)	336
Median (rooms)	(5.0)	(X)	(5.2)	SELECTED MONTHLY OWNER COSTS			
Occupied Housing Units	1,425	100.0	100.0	AS A PERCENTAGE			
YEAR HOUSEHOLDER MOVED INTO				OF HOUSEHOLD INCOME IN 1999			
UNIT				Less than 15 percent	165	35.5	31.2
1999 to March 2000	217	15.2	27.5	15 to 19 percent	21	4.5	16.9
1995 to 1998	539	37.8	30.7	20 to 24 percent	73	15.7	14.7
1990 to 1994	74	5.2	13.7	25 to 29 percent	40	8.6	9.6
1980 to 1989	259	18.2	12.4	30 to 34 percent	23	4.9	5.9
1970 to 1979	115	8.1	7.7	35 percent or more	128	27.5	20.5
1969 or earlier	221	15.5	8.0	Not computed	15	3.2	1.2
VEHICLES AVAILABLE				Specified renter-occupied units	880	100.0	100.0
None	668	46.9	15.4	GROSS RENT			
1	514	36.1	40.7	Less than \$200	328	37.3	5.9
2	197	13.8	33.3	\$200 to \$299	87	9.9	5.2
3 or more	46	3.2	10.6	\$300 to \$499	235	26.7	17.4
HOUSE HEATING FUEL				\$500 to \$749	108	12.3	43.1
Utility gas	866	60.8	38.6	\$750 to \$999	24	2.7	15.5
Bottled, tank, or LP gas	50	3.5	1.0	\$1,000 to \$1,499	0	0.0	7.3
Electricity	461	32.4	59.3	\$1,500 or more	20	2.3	2.8
Fuel oil, kerosene, etc.	31	2.2	0.7	No cash rent	78	8.9	2.7
Coal or coke	0	0.0	-	Median (dollars)	288	(X)	614
Wood	0	0.0	-	GROSS RENT AS A PERCENTAGE OF			
Solar energy	0	0.0	-	HOUSEHOLD INCOME IN 1999			
Other fuel	0	0.0	0.1	Less than 15 percent	162	18.4	13.1
No fuel used	17	1.2	0.3	15 to 19 percent	62	7.0	12.1
SELECTED CHARACTERISTICS				20 to 24 percent	102	11.6	10.8
Lacking complete plumbing facilities	17	1.2	0.3	25 to 29 percent	68	7.7	9.0
Lacking complete kitchen facilities	17	1.2	0.6	30 to 34 percent	48	5.5	8.2
				35 percent or more	272	30.9	39.6
				Not computed	166	18.9	7.2



Infrastructure Assessment

As part of this work, the planning team assessed the infrastructure of the Neck area to determine what public investments are needed to support the Urban Plan. The following were included in this analysis: water and sewer facilities, transportation, communications, and drainage. An Existing Infrastructure Map is included with this document. This is a preliminary summary of this analysis. More detailed recommendations will be part of the final plan.

Generally - since this is a developed part of the city - infrastructure is available to support redevelopment. This is one of the community benefits that accrue from redeveloping existing urban areas; that is, the public's existing investments can be used to their full capacity.

Clearly, investment in infrastructure will be necessary as redevelopment occurs both to replace aging facilities and to accommodate new uses. But for the most part, the public investment in infrastructure is adequate to support redevelopment. However, there are some essential deficiencies and problems that exist within the study area. These are primarily transportation related and are outlined here.

Most of the study area is within the service boundary of the North Charleston Sewer District. The district boundary is Mount Pleasant Street. So all property north of Mount Pleasant Street is within the North Charleston service area. The wastewater treatment plant is located within the study area on Greenleaf Street. This is within the industrial district recommended in the plan. Sanitary sewer treatment capacity is adequate to serve the land use recommendations of this plan.

Sanitary sewer infrastructure is in place to serve redevelopment of property within the study area. Improvements to sanitary sewer infrastructure will be project based. So public investment will be minimal.

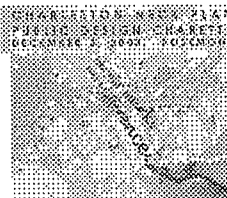
Water is provided for the entire study area by the Commissioners of Public Service. Water capacity is sufficient to service land use recommendations of this plan. Project-based upgrades may be needed to accommodate higher density development.

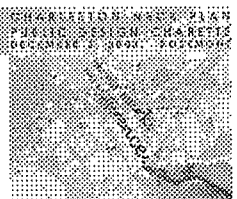
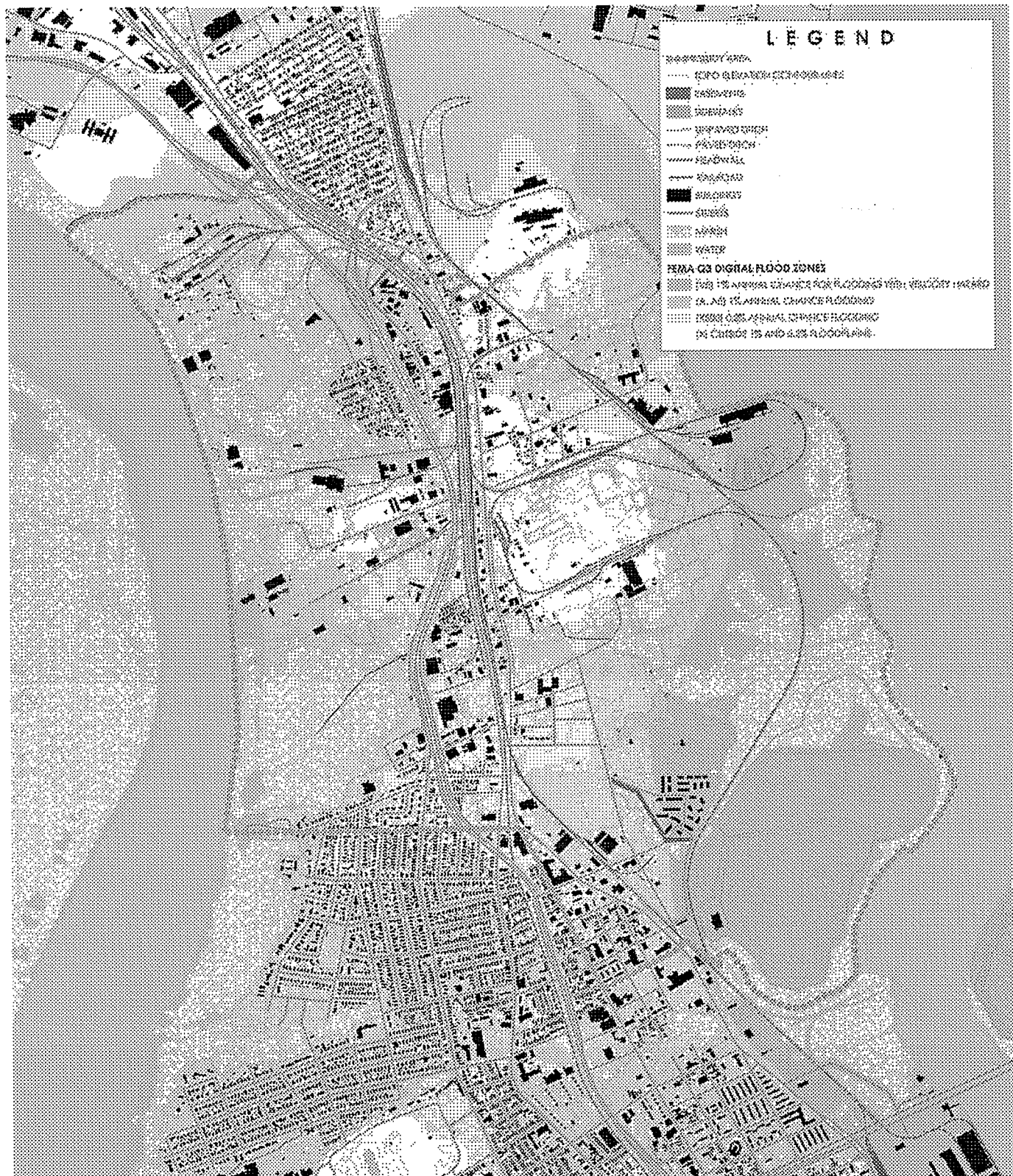
The street network within the study area is not adequate to serve redevelopment proposed in this plan. The deficiencies are as follows: 1) poor quality interchange access to I-26, 2) inefficient use of the central transportation corridor that bisects the study area, and 3) the absence of a sufficient street grid to support redevelopment and increasing traffic volumes. It is expected that traffic on I-26 will increase dramatically in the coming years (see attached Table). Additional interstate capacity will be needed to accommodate these increases.

Multiple railroad lines cross the study area and are in varied states of use. Freight traffic should be consolidated to minimize safety hazards and roadway traffic disruptions. Regional aspirations for fixed guideway public transportation require creation of an appropriate corridor linking downtown Charleston to North Charleston. This right-of-way does not exist. This is a critical deficiency.

The full study area is included within the 1984 Master Drainage Study conducted for the City of Charleston. Our study area differs from the lower Peninsula in that there has been very limited filling of marsh areas and waterways. In addition development areas have relatively high elevations. With the exception of the old landfills on the Cooper River, development sites within the study area are predominantly currently impervious surface. The Master Drainage Study does recommend limited improvements to drainage facilities in the area. However, investments in drainage facilities will be predominately private, project-based investments.

The planning team is continuing consultation with all utility providers to determine where specific upgrades will be needed.

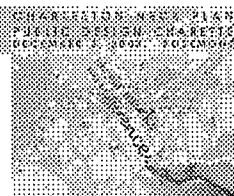
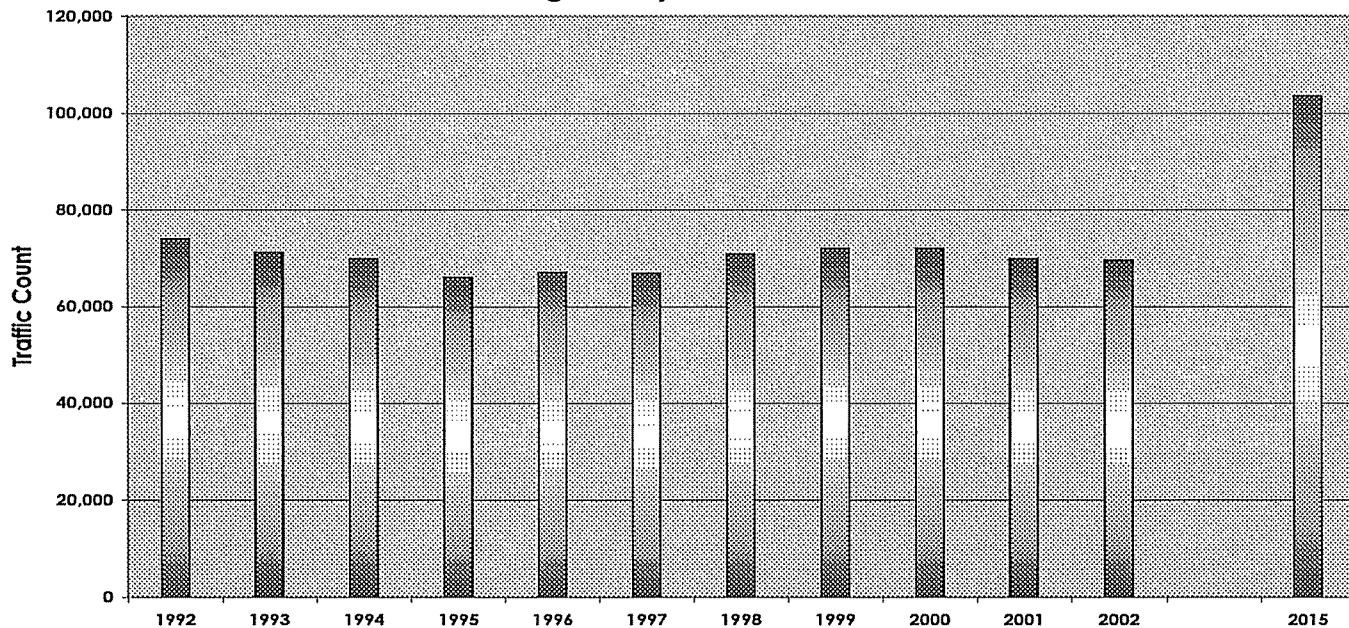




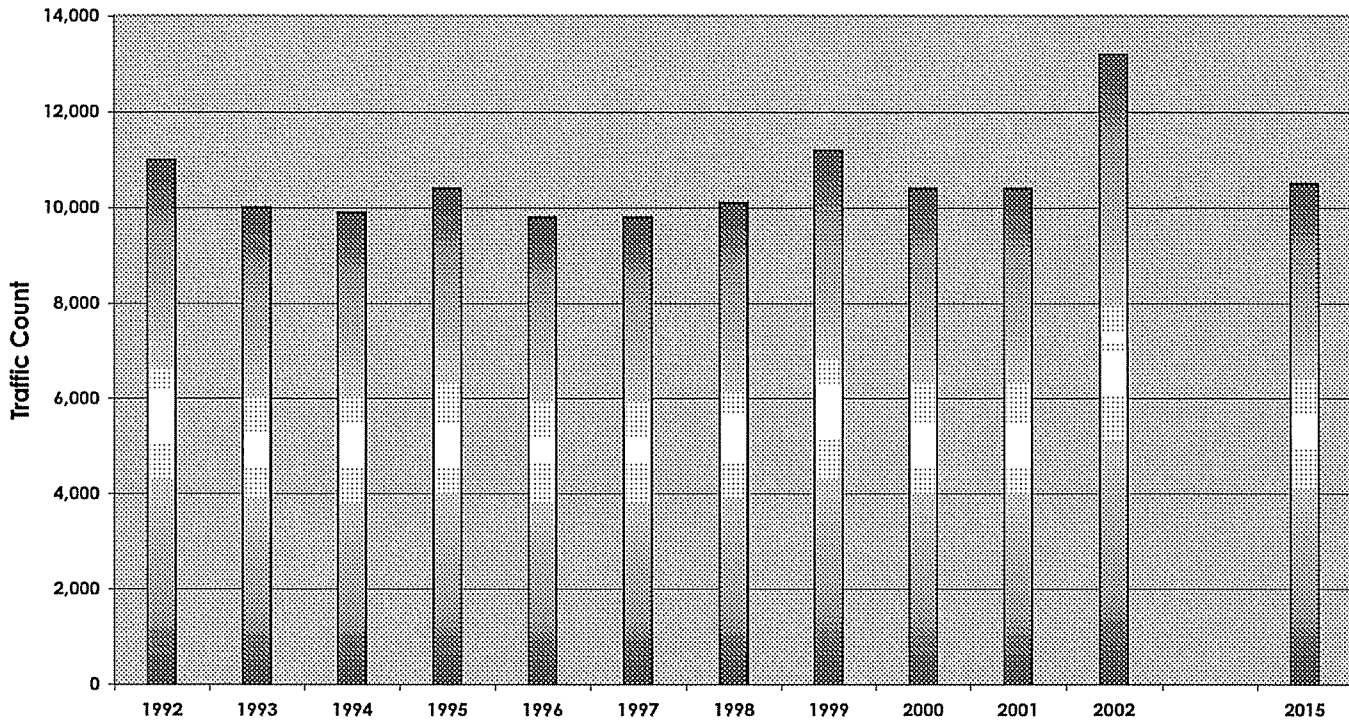
AVERAGE DAILY TRAFFIC COUNTS

Road Name	Station	Location	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2015
I-26	2201	Dorchester Rd to Cosgrove Ave	94,700	85,100	78,100	71,900	71,900	73,000	76,400	78,900	78,600	79,100	80,500	120,808
I-26	2203	Cosgrove Ave to Spruill Ave	86,100	75,700	72,600	68,400	69,200	69,000	70,600	71,800	71,900	71,900	72,800	104,102
I-26	2205	Spruill Ave to Heriot St	74,000	71,200	69,800	66,000	67,100	66,800	70,800	72,000	72,100	69,800	69,600	103,512
I-26	2207	Heriot St to Mt Pleasant St	60,000	63,100	62,000	58,200	59,400	59,200	62,500	63,600	64,000	61,900	61,200	101,023
I-26	2209	Mt Pleasant St to Romney St	74,000	54,300	53,200	49,400	50,900	49,700	52,400	53,800	54,600	52,100	53,100	92,377
I-26	2210	Romney St to US 17	72,000	58,700	59,900	54,600	55,400	54,700	57,200	58,700	59,300	55,300	57,400	115,417
King St Ext (US 78)	177	US 52 to I-26	8,400	8,800	9,500	10,100	9,900	8,300	8,400	8,300	8,600	8,000	8,700	7,314
King St (US 78)	179	I-26 to US 17	8,400	8,700	8,300	9,900	9,600	8,400	8,500	9,000	8,900	8,900	9,000	7,856
King St (US 78)	180	US 17 to Line St	12,700	13,200	12,200	12,000	12,400	12,200	12,500	12,700	11,200	12,200	13,100	15,143
King St	437	Line St to Murray Blvd	10,600	11,200	11,500	10,200	9,100	10,600	11,200	10,700	1,000	10,200	10,800	12,828
Meeting Street Rd (US 52)	151	Dorchester Rd to King St (US 78)	12,300	9,700	9,600	9,200	8,700	8,100	8,400	7,900	8,100	8,300	8,300	16,287
Meeting Street Rd (US 52)	149	US 78 to I-26	3,500	2,800	3,200	3,100	3,100	2,900	3,000	2,900	2,700	2,700	2,700	3,608
Meeting Street Rd (US 52)	147	I-26 to Morrison Dr	11,000	10,000	9,900	10,400	9,800	9,800	10,100	11,200	10,400	10,400	13,200	10,507
Meeting Street Rd (US 52)	145	Morrison Dr to Line St	7,500	6,300	6,900	7,000	7,200	7,500	7,700	7,600	7,600	7,900	8,400	7,697
Meeting St	439	Line St to South Battery St	19,300	19,100	20,000	21,700	19,400	19,600	19,800	19,600	19,100	19,700	19,600	27,602
Spruill Ave	473	McMillan Ave to US 52	16,000	13,400	12,100	9,600	7,000	7,700	8,000	8,800	8,300	9,300	10,500	9,342
Morrison Dr	171	Mt Pleasant St to US 17	10,200	11,000	12,200	12,800	12,700	12,800	13,000	14,100	12,000	13,300	14,100	5,427
Ridgeway Ave	423	Mt Pleasant St to US 17	10,700	9,800	10,100	11,500	11,100	10,200	10,300	9,800	10,000	9,800	10,300	4,972

Interstate Highway 26 (Charleston Neck Area) Average Daily Traffic Counts



Meeting Street Road (Charleston Neck Area) Average Daily Traffic Counts



King Street Extension (Charleston Neck Area) Average Daily Traffic Counts

